

**Clark County 78th Street/WSU Property Concept Planning
Sounding Board Meeting #7
July 9, 2009
Summary Notes**

Sounding Board members in attendance: Rob Freed, Clark County Historic Preservation Commission; Doug Ballou, NACCC; Bruce Prengruber, Clark County Food System Council; Jim Youde, Clark County Food Bank; Doug Stienbarger, WSU Clark County Extension; Florence Wager, Parks and Recreation Commission; Pete Dubois, Clark County Sustainability; Ila Stanek, Hazel Dell/Salmon Creek Business Association/West Hazel Dell Neighborhood Association; Bud Van Cleve, NE Hazel Dell Neighborhood Association; Mark Stephan, WSU Vancouver; and Sunrise O'Mahoney, Vancouver Food Cooperative .

Consultant staff present: Jeanne Lawson and Adrienne DeDona, JLA.

Clark County staff present: Mark McCauley, General Services Director; Laura Pedersen, General Services Special Projects; and Jose Alvarez, Community Planning.

Members of the public: Warren Neth; Brandon Tauscher; Tom Gibson and Jamie Clark.

Agenda Overview & Introductions:

Jeanne Lawson kicked off the meeting with an overview of the agenda and a quick round of introductions. She explained the purpose of the meeting was to look at the fruits of the group's labor, discuss the draft concept plan and the master planning process.

Mark McCauley introduced Laura Pederson who works in general services. He explained that she has a background in interior architecture and her role involves special projects. She recently became involved in the project and the development of the concept plan.

Project Update:

Mark McCauley explained the project schedule has been truncated due to County's budget deficit. He said the County is working to reduce the number of public meetings since there has been an extensive public process and there appears to be some level of support for the direction of the project. Mark said there will be a public comment period instead of an open house to generate feedback on the draft concept plan. He said we will wrap up the concept plan in order to begin the master planning process to be completed by the annual comp plan update at the end of the year. Mark explained this was needed in order for the Food Bank to maintain their funding received by a donor that desires them to have a plan in place for location and construction by the end of the year. That requires a zone change during the annual comp plan update.

Laura Pedersen added that staff will be meeting with the Board of County Commissioners next week – Wednesday, July 15th to review the draft concept plan. She said that the project schedule will be updated following the Commissioners meeting as appropriate and shared with the sounding board as the project proceeds.

Jeanne clarified that the project schedule is not driven to meet the food bank's needs; it's a priority for the Commissioners, so the timeline to move forward is working around the Food Bank needs in order to make it work for the site.

Robert asked if it is possible for the Commissioners to give the go-ahead for the Food Bank now vs. waiting until the rest of the project is master planned.

Mark said that as he understands it, the master plan must be in place for the zone change to take place.

Robert said that if it's the funding for the food bank, do they need the rezone to move forward?

Jose Alvarez said that the rezone can happen more than once a year. He added that if a zoning district is required, then it needs to happen during the annual comp plan update.

Jeanne told the group that one question they might want to ask is how to allow for the development of ideas that necessarily haven't gelled as of yet, to evolve over time.

Mark said that he would like to develop a variety of committees to assist with the long-term management of the site after the master plan is in place, such as an education committee and an agricultural committee so that there is flexibility in the programming from year to year.

Robert asked if we are going through the zoning of the entire property just for the Food Bank.

Jose said that Ag is allowed in pretty much any zone in the County, but that they will have to review any uses that aren't allowed in the current residential zoning.

Jeanne reminded the group that there should be ample opportunity to discuss the draft concept plan that will lay the foundation for the master plan. She asked if the group could possibly move on to other items on the agenda and come back to that.

Jeanne said that because they will be moving forward to do master planning, now is the time to provide input that can be included in the master plan. She added that what we've heard so far is that it needs to be done right and to not sacrifice the process due to the timeframe.

Jim Youde added that the plan should allow for flexibility.

Mark said that they can update master plan over time.

Mark told the group the County was currently looking at the feasibility of moving the WSU Extension folks from the CASEE center to the 78th Street property. He reminded the group that one of the guiding principles is being financially responsible. Mark said the county is paying \$71k a year to Battle Ground school district for the CASEE Center rent, that money could divert to the project facilities fund. He said that the WSU Extension staff manage many programs that connect with the property. To do this, ADA access and fire access will have to be explored. Mark said that the building updates will follow historic architecture as much as possible and they will work with architects that are versed in historic buildings.

Bruce asked if the County would save more money having the WSU Extension programs at the old building vs. the Food Bank site.

Mark explained that this is an interim measure until the Food Bank offices are built. He noted that the warehouse facility will be built first.

Sunrise reported that the community gardens are still going. She said that the gardens were expanded by 7 plots to 37 total. Sunrise said the drug court program has one plot. She also told the group that the terraces are still there and are being cleaned up by Americorps students. Sunrise told the group that she has convened a group of people interested in future education programs at the site and they are underway with discussions about how to move forward.

Jeanne and Mark reminded the group that Sunrise has been hired by the County as a temporary employee to coordinate programs at the site.

Sunrise mentioned that a tool shed with tools in it was donated to the project and that NE Hazel Dell neighborhood gave funding for two people to participate in the community garden. She added that all the community gardens are working well and that only one person is struggling. Sunrise said that the Food bank has planted carrots on the site that will be harvested soon. A variety of volunteer groups have helped with planting and weeding the carrots.

Ila asked what are the hours for access.

Sunrise replied by saying everyone who has a plot has a key to gain access to their site - otherwise they wouldn't have access after 4:30 or on the weekends.

Pete Dubois explained to the group that the County has received a grant from the Department of Ecology to look at the County code and how well it allows for sustainable development. He said the goal is to incentivize sustainable developments, such as cisterns for grey water, etc. Pete said that they are tasked through Ecology Grant to build a structure somewhere in the County that would demonstrate sustainable building techniques. To do this, the County has hired consultants to design and construct a structure and they have proposed to develop it at the 78th Street site.

Brendan Tauscher, Project Green Build introduced himself as a consultant working on the project and that he has been working with 25 students of all ages on another project. As part of that project, had students design the 78th Street site and it turned out to be very similar to the plans that are currently proposed.

Jeanne told the group that the hope is to develop synergy around ideas with the concept plan. She said that the idea of a working farm that had educational value was also widely supported, so there is a thought to marry the two ideas together – the sustainable building project and a living working farm.

Sunrise asked what the timeline for the grant was.

Pete responded by saying it goes through 2010.

Mark asked if there will be an opportunity for input to the design of the building.

Pete and Brendan both replied by saying yes, there would be ample opportunity for public input.

Jeanne said that this presents another incentive to get the master plan completed in order to coincide with the sustainability grant.

Robert explained that he had recently talked to Jackie Kamp at the County and heard from her that the State approved a grant to explore the cemetery. Robert explained that the State has some interest in the buildings on the site and therefore included funding for the grant to assess the buildings on the site. He said that Jackie is looking into both Federal and State programs that can provide funding for buildings that are on the Historic Register. Robert said that there are substantial amounts of funding to revitalize historic buildings. He said he would advocate for the buildings to be on the historic registry.

Mark noted that brings with it substantial limitations.

Robert replied by saying not necessarily. He said the state is there to make the project value-added and that the Historic Commission has architects on it that can provide advice. Robert said this happens with projects around the county every day. Robert said this makes the buildings available to the public and provides funding.

Ila said that her husband, an architect now retired from LSW Architects, said he didn't support the building being on the historic register due to the limitations. She added that the County should assess the limitations before moving forward with historic registration.

Jeanne described the process for the concept plan and that this will be the last meeting of the group as part of the concept planning process. She said there will be a public comment period before the concept plan is finalized, then the County will move into the master plan phase.

Florence said that once the general public weighs in, they will feel like it will be done on day one. She said the most critical message is that the master plan is the vision for the property and it will be implemented over a period of time, not at once.

Pete added that the master plan also helps with the opportunity to gain funding.

Jose said that site plan review must take place after the master plan is developed.

Jeanne said that once the plan is in place, there will be volunteer groups/committees that work to implement the vision in a variety of areas, including education, agriculture, etc.

Jeanne explained that the group has had more of a role in the concept plan process than a traditional sounding board would. She said that the County would like to keep the group involved through the master planning process in a more traditional sounding board role to provide feedback during the process. Jeanne asked if the group had questions or concerns about that. She said a majority of the input will likely be generated via e-mail. The group agreed.

Draft Concept Plan:

Jeanne said the management team will work to steer the master plan development process. She told the group that the work that the TAC did as a class project generating data will inform the technical work that is completed during the master plan.

Jeanne said that Jane Kleiner in Parks and Recreation developed a majority of the materials for the draft concept plan.

Mark presented the three draft concept plans explaining that there were three 'phases' of development from low level to high level. He told the group that rather than having three fully developed concepts, this gives more flexibility and opportunity to pick and choose concepts included in each. Mark also added that Hazel Dell Park expansion is proposed as more of an integration of park space and activities to promote community access to the site and from 68th Street.

Discuss and Review Draft Concept Plan:

The group provided the following individual feedback on the draft concept plan in a round robin:

- Jim Youde said he felt like the plan was on the right track. He said that Concept III has too much detail that will inhibit the master planning project. Jim added that there is no restaurant pad as was discussed in the process. He said that he liked a lot of the ideas in Concept III.
- Robert asked if placement of the Farmer's market impacted the Food Bank.
- Jim said yes, that does impact the Food Bank plans, and that it might not be the best location for the Farmer's Market.
- Mark explained that the maps are not to scale.
- Laura Pederson said that the location shouldn't be important at this phase and that the Farmer's Market could be in the parking lot.
- Mark said the concept plan is supposed to be a notional plan for where things could be, not necessarily where they will be.
- Jeanne said that she heard from the group that we need to communicate the flexibility of the plan.
- Laura said that it was important to identify where access should be.
- Adrienne explained that the draft concept plan would be refined based on input received from the Sounding Board, the Management Team and the Board of Clark County Commissioners. After that, the draft would be made available for public comment on or around July 20th. Comments will be collected online or via a comment form located with display materials in the Public Service Center lobby.
- Florence asked if phasing would be determined in the master plan.
- Mark said he would like to complete the project in phases similar to the Fairgrounds Master Plan. He said that phases may be designated in the master plan.
- Jeanne said that the concept plan is intended to have some type of pictorial presentation of what could be. She said that she heard from the group that it needs to be clearly communicated as conceptual.

- Mark said at some point we will have a master plan that looks similar to one of the concept plan maps. He said that some people will still not like a variety of the details. Mark told the group that we either need to put some detail on these maps now and call it notional, or do it as part of the master planning process.
- Doug Ballou said that if someone asked him which one we should take into master planning phase, he would lean towards something less intensive – more towards Concept II, but possibly adding elements from Concept III such as the Farmers Market, Learning Center, and Food Concession. Doug said he recognizes that there will be opportunity for other public input through master planning process.
- Bud Van Cleve said he was concerned about what would happen with the additional 6 acres of park expansion for Hazel Dell Park? He said he didn't know what the parking is doing there on 68th street side. Bud said he liked the Learning Center. He said he had a major issue with carrying additional traffic on 68th Street unless it is improved. Bud said that additional parking wouldn't be accommodated with access on 68th Street. He added that there was nothing in here about a holding place for the community center. Bud said the trails are one of the most important pieces.
- Mark responded by saying the discussion about the community center is that it would be a parks and recreation program and therefore they don't have the authority to speak for parks.
- Bud said that the 6 acres of park space could include the community center.
- Florence Wager said she wanted the whole enchilada. She said she loved the Farmer's Market, the Children's Garden, the Food Bank, etc. Florence said she had no illusions that it won't take a long time to get these things built, but she wants them all included in the master plan. She said those elements speak mostly to the neighborhoods and the community.
- Mark asked if they include everything, are they more likely to get funding?
- Florence said yes.
- Jeanne asked if anything was missing.
- Florence said she heard from the public that the education concept was important and she sees that reflected most in Concept III.
- Sunrise recognized that Concept I keeps the property most the way it is. She said that Concept III is a bit detailed, though it spells out the historic heritage farm, but the details don't match – she would want to take them out. Sunrise said the bubbles are going to drive the public to think about placement. She said she wasn't sure about the Learning Center and food concessions (yellow bubble) – not so much the location, but what it is. She asked if the community's feedback was taken into consideration. She said she didn't remember the food concession being included. She wanted to make sure that we listen to the public. Sunrise suggested going back to the prioritization and cross-reference with community feedback. She said that without looking at placement, she liked Concept III. She said she liked the Farmers Market other than its placement. Sunrise said that if she had to vote now, she would go for Concept II because then you could add as things progressed.
- Mark and Florence both said that it's a long and expensive process to add items to the plan.

- Doug Ballou noted that Concept III is really the park expansion. He said he wasn't sure what the learning center is. He asked if that was the community center.
- Mark Stephan said the more intensive building and hardscaping should be on 78th Street. He said that agriculture in a variety of different domains should be in the center of the property. Mark said that the 68th Street side should be least developed at this point. He said that we could extend the park up to the high point of the park to the view point (best sight lines in Clark County). Mark said that the hardscaping on 68th Street doesn't work in Concept III. He said that he liked the idea of the Farmers Market. Mark's preference was somewhere between Concept II and III.
- Bruce Prengruber offered a different perspective. He said that the number one goal and he what heard at the public workshop was that people wanted an agricultural site. He said that Concept III loves the property to death and takes away from the agricultural potential. Bruce said that his two goals for the project are to teach people how to grow food and to preserve open space. He said he understands sightlines and beauty of the park, but the park property should be on the edge. If not, then it draws people to the center of the property and it interferes with agriculture and production. Bruce said the parking should be concentrated and minimized to the north side of the property. He said the hardscapes and non-production aspects should be on the north side. He said he liked the learning center, but he said we needed to be careful how those are characterized to the public.
- Ila said she still wants to have a reason for people to come there and that she thinks more is better. She said the Farmers Market was a huge thing for the people she's talked to and for the business association. She said she wanted to see a community center on the site and a classroom. Ila said she wanted to preserve the building, but not put it on the historic register. She said she liked the heritage farm concept. Ila said she wanted to make sure public preferences are communicated. She suggested color coding the bubbles based on rating.
- Doug Stienbarger said a lot of what he thinks has been communicated. He said he had concerns about the hardscape, but sees many concepts as multi-functional. Doug felt the outdoor classroom or Children's Gardens are not necessarily hardscapes. He said these could just be two different uses in the same spot. Doug said he thinks there should be public access and it's important, but the park doesn't necessarily need to be in the middle of the property.
- Robert Freed said he liked most of the ideas and that he tended to agree with Bruce. He said there is too much hardscape on Concept III and this segregates the agricultural space. He said that the concept plan map says picnic tables, etc. and the concept plan narrative mentions weddings. Robert said he doesn't feel like that is compatible with the agricultural nature of the property. He also said that the park seems to bi-sect the property too much. He suggested pushing the learning center further down towards 68th. Robert said that the Carriage Roads bisects the property and breaks it up too much. In reading the concept plan, he said he wasn't a big fan of how it was written and that it was poorly put together with too many buzz words. Robert said that the narrative needs to be edited because it didn't make sense. He said he felt the narrative did a disservice to the whole project. Robert said the narrative didn't accurately

capture the sense of the work that has been done. He said it doesn't sell the whole project very well as it is.

- Pete Dubois said that it looks like the bubbles are semi-drawn to scale. He said that the parking lot seems huge and suggested shrinking that down. Pete suggested characterizing it as 'low-impact' parking. Pete suggested trying to get a lot of public input through the County Fair.
- Mark said that Commissioner Boldt requested the draft concept plan be included with the County's materials at the Fair. He added that it will be past the public comment period, but worthwhile anyway.
- Pete Dubois said he prefers Concept Plan III and that he likes the Farmers Market.

Public Comment:

- Tom Gibson, Camas Permaculture, said he is realizing how marginal ag is anyway. He suggested using the ridgeline and the south side with elevation and south facing slopes for agriculture. Tom suggested beginning to review the opportunities and obstacles on the site now. He said he would build from highest point down, then he would move to other areas if they have better soils.
- Warren Neth said he likes Florence's ideas about Concept Plan III. He said that the Master plan is a vision and can be amended. Warren said the hardscape on the south side with the parking and the learning center should be elsewhere. He said this because the south facing property would be better for agriculture. Warren said he likes the kiosk and view scapes at the top of the hill for picnicking though he thought this doesn't have to part of the 'park'. Warren said he likes the emphasis on wetlands because the property is the headwaters of Cougar Creek. He said he was not interested in the Farmers Market on this site because there are other areas closer to the city center and there isn't enough parking on the site for it. Warren said there shouldn't be any carriages unless they are horse drawn. Warren said that the public forum was great - he liked the format. He said that he was not seeing the public input that was received through the process in the concept plan narrative. Warren asked when would the "Friends of 78th Street" group be formed and indicated an interested in participating.
- Jeanne said the group would be convened after the master plan is in place and implementation begins.
- Brandon Tausher provided more information on the living farm and asked if people knew that it meant someone would be living there? He said the site would double as a demonstration site because the sustainable building materials and techniques can be promoted. Brandon said that a pumpkin patch and a petting zoo can be like an amusement park for kids. He added that conserving farmlands is viable and profitable and that might be the bridge to educate the public about the value of farmland preservation.
- Jeanne noted that there would be public access to the living demonstration farm for learning and interpretive opportunities
- Jamie Clark suggested it might be best to have one big bubble for the agricultural activities so that it's not segmented. He suggested looking at the inputs and outputs of each element and

mapping it out on a piece of paper based on relationships. Jamie said there is an opportunity to do a 3-D model of the site and suggested a powerpoint presentation in a public meeting.

Thanks and adjourn:

Jeanne and Mark thanked the group for their participation and provided them with certificates.

The meeting adjourned at approximately 8 p.m.